



2022 STATE OF THE CITY



Agenda

3 pm

Greeting: ***Angie Whitcomb, Minneapolis Regional Chamber of Commerce***

3:05 pm

Welcome and Opening Remarks: ***Golden Valley Mayor Shep Harris***

3:15 pm

Creating a Future Golden Valley: ***Golden Valley City Staff***

3:45 pm

Q&A

3:55 pm

Closing Remarks: ***Mayor Harris***

4 pm

Adjourn



GOVERNING TENETS

All Are Welcome

The City of Golden Valley believes in and stands for the values of social equity, inclusion, and justice.

We embrace diversity and recognize the rights of individuals to live their lives with dignity, free of discrimination, fear, violence, and hate.

We welcome individuals to Golden Valley regardless of race, color, creed, religion, national origin, immigration status, gender, gender identity, marital status, age, disability, economic status, sexual orientation, familial status, or cultural background.

We strive to provide fair and unbiased services and programs, giving opportunities for all.

We are dedicated to being a supportive and united community, strengthened by the diversity of our residents and visitors.





Our Values

WHY AND HOW WE WORK

Communication

Respect

Community

Innovation

Inclusion

Courage

Integrity

Accountability



Vision & Mission

Vision

Golden Valley strives to creatively connect people and places, preserve and enhance community resources, and nurture opportunities for all.

Mission

The City of Golden Valley delivers high-quality, responsive services to ensure the community remains a vibrant and welcoming environment in which to live, work, and play.

CREATING A FUTURE GOLDEN VALLEY



Organizational Priorities

SETTING THE STAGE

Strategic Development & Redevelopment



Effective Governance



Infrastructure Maintenance & Enhancement



Financial Wellness



Community Affairs



STRATEGIC DEVELOPMENT & REDEVELOPMENT





Top Priority

Prioritize Affordable Housing Initiatives

Other Initiatives & Projects

- Downtown Study
- Facilities Study

Prioritize Affordable Housing Initiatives

2022 City Council Action Step



Prioritize Affordable Housing Initiatives

Focus on understanding barriers to affordable housing and identifying creative solutions to address the housing crunch.

Develop future-oriented rental policies, rules, and laws to address:

- short- and long-term home rental and ownership of rental properties by non-residents/companies
- short- and long-term rentals of rooms in homes by owners
- maintenance and safety of rental properties

Prioritize affordable housing, including renter protections, and continue to identify City-owned properties and development/redevelopment opportunities for affordable housing.

Prioritize Affordable Housing Initiatives

Preserve Existing Affordable Housing

Explore preservation with current property owners and plan future acquisition by non-profit housing organizations in the event of sale.

Develop New Mixed-Income Housing

Meet with housing developers regarding implementation of the mixed income housing policy and identify potential development sites.

Increase Homeownership Opportunity

Support affordable ownership and first generation homebuyers by building relationships with developers, funders, and lenders, and consider a RFP for single-family development on City-owned property.

Preserve Existing Affordable Housing

Multi-Family Rental Housing Strategies

- Naturally Occurring Affordable Housing (NOAH)
- Subsidized affordable housing, including Section 8 Housing Choice Vouchers

Single-Family Rental Housing Strategies

- Maintain existing affordable single family rental housing
- Advance Alternative Dwelling Unit Policy

Develop New Mixed-Income Housing

Multi-Family Rental Housing Strategies

- Develop mixed-income housing that includes affordable, workforce, and market rate units
- Develop affordable senior housing



Increase Home Ownership Opportunities

- Reduce the racial disparity in homeownership through support of affordable ownership and first generation homebuyers
- Develop or rehabilitate homes in partnership with non-profit organizations (Homes Within Reach-Community Land Trust, Habitat for Humanity, and others)
- Provide down payment assistance
- Provide rehabilitation loans

Mixed-Income Housing Funding Strategies

- HRA Levy
- Local Affordable Housing Trust Fund
- Tax Increment Financing
- 4d Tax Abatement
- Housing bonds
- Land write-down on publically owned property
- Philanthropic funds
- Partnership with Hennepin County, Metropolitan Council, and the State

Other Initiatives & Projects



Downtown Study

- Multi-year effort to plan for the revitalization of the downtown
- Final Report received by Council in November
- Lays out a vision for the four blocks around Winnetka Ave/ Golden Valley Rd



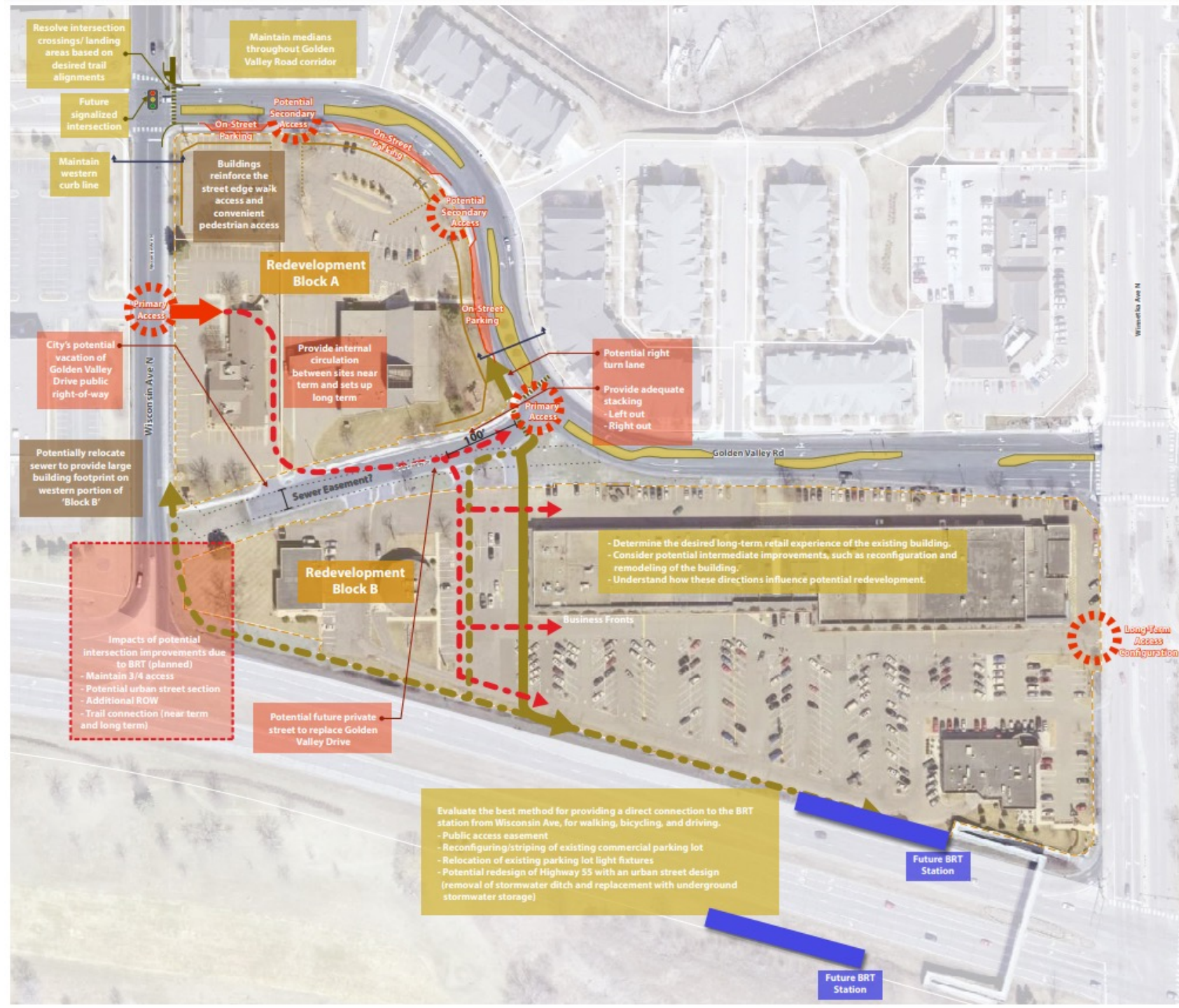
DOWNTOWN REDEVELOPMENT FRAMEWORK PLAN CULMINATION OF 3-PHASE DOWNTOWN STUDY

Final Report OCTOBER 2021



Downtown Study

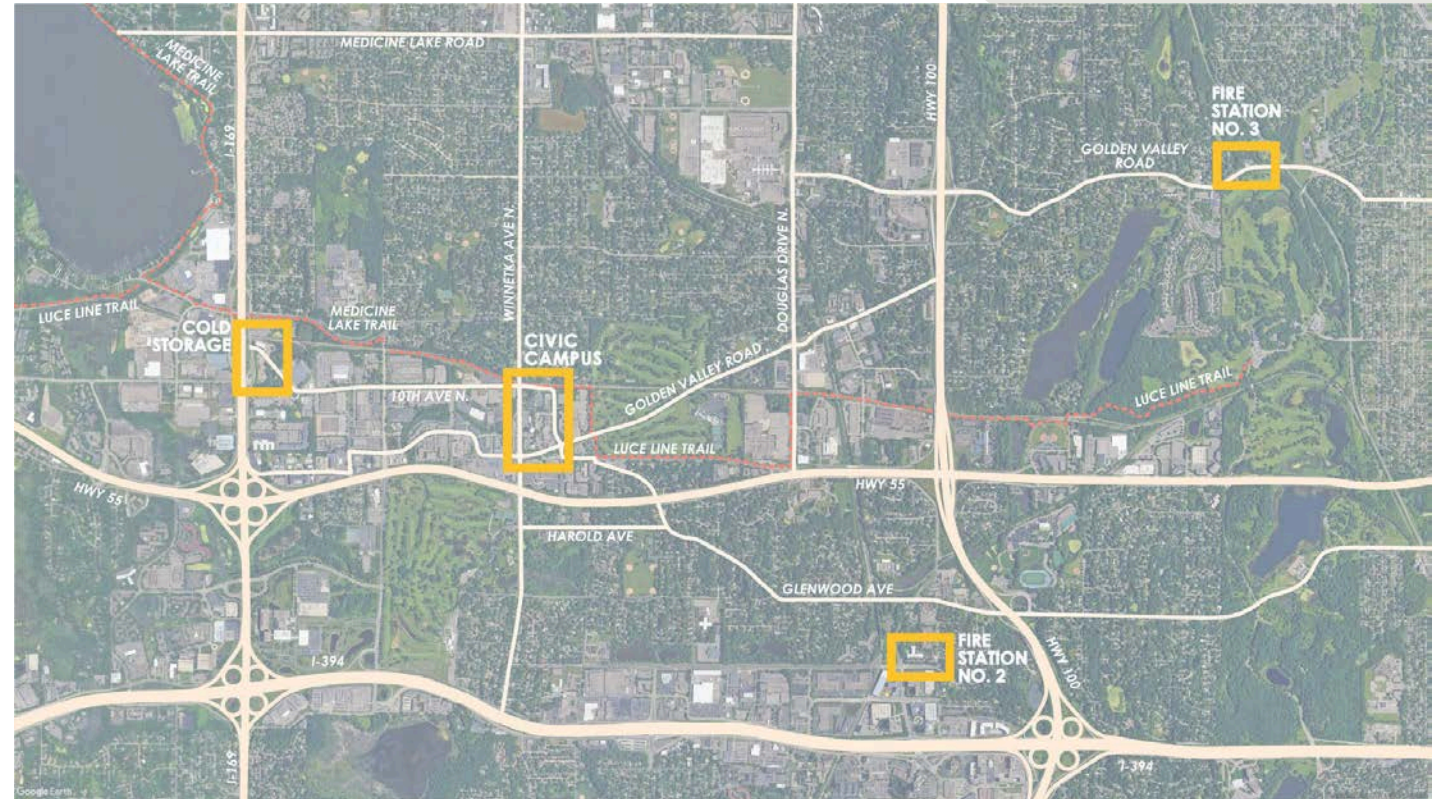
- Proposes adding residential units, new commercial uses, bike/pedestrian infrastructure to support an active downtown
- Linked to the Facilities Study with respect to the Civic Campus block



City Facilities Study

Determined long-term, phased approach to City building needs, following work done by:

- Facility Analysis Report (2007)
- Five Bugles Report Review of Fire/Rescue Services (2016)
- Golden Valley 2040 Comprehensive Plan (2018)
- Urban Land Institute – Technical Advisory Panel (2018)
- Downtown Study Phase II & III (2019 & 2021)



City Facilities Study

Goal & Objectives

- Develop a long-term plan
- Balance implementation with debt management
- Address critical space deficiencies and accommodate projected evolutions in operations and service delivery by:
 - transitioning Fire Department from three-station paid-on-call to two-station duty crew model
 - providing support and training spaces to enhance Police Department processing, operations, preparedness, and community outreach
 - consolidating Public Works into a single location offsite from Civic Campus to improve service efficiency and accommodate contemporary equipment



City Facilities Study

Goal & Objectives

- Build on the guidance of the Downtown Study Phase II
- Explore co-locations for efficiency, value, and impact
- Use transparent, well-documented community and stakeholder outreach in project visioning and development



City Facilities Study

Project Stages: Key Activities & Outcomes

- Data Collection
- Facilities Assessment & Building Audit
- Space Programming
- Community Engagement
- Stakeholder Engagement



City Facilities Study

Critical Needs

Fire

Provide facilities to transition to a two-station, duty crew model

Police

Make improvements to enhance recruitment, retention, operations, training, and community engagement (locker rooms, storage, lobby, interview room location, office space)



City Facilities Study

Critical Needs

Public Works

Consolidate operations in one location outside of downtown (sized properly for equipment and operational efficiencies, with equitable facilities)

City Hall

Provide an inviting, customer focused space that facilitates collaboration and efficiency and promotes transparency and accessibility

- Explore collaboration with Golden Valley Library



City Facilities Study

Next Steps

Site Selection

- Identify location for Fire Station and Public Works
- Objective, Engage, Transparent

Funding

- Debt and levy (City Council)
- Land sales (City Council)
- Bonding for Fire Station (State Legislature)
- Local sales tax (State Legislature and referendum)
- Congressionally directed spending (Federal)



Recommended Scenarios



Option: City Hall & Library Co-Location



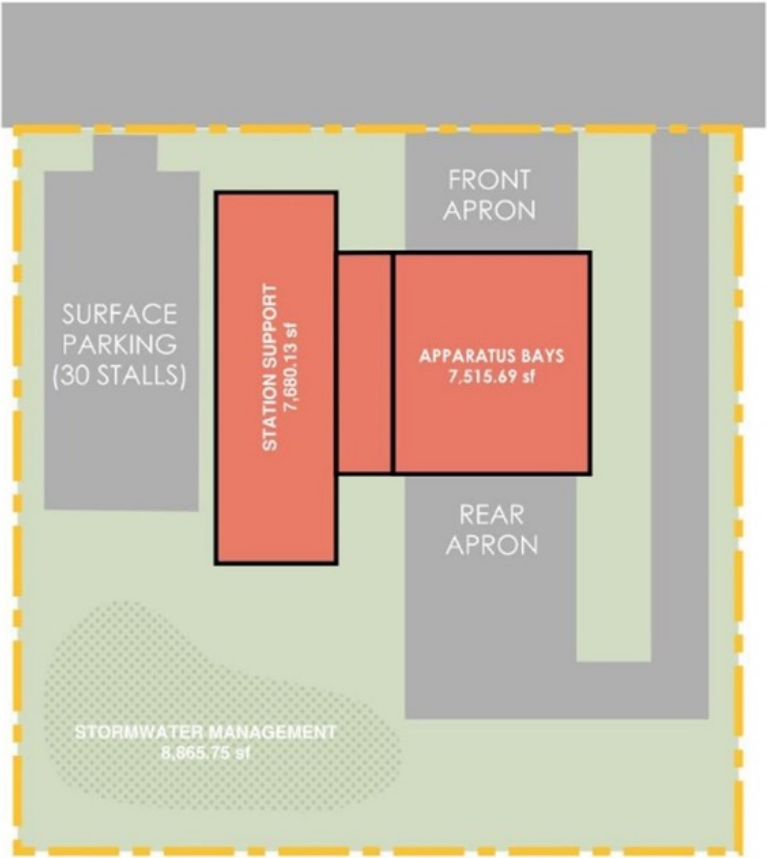
Option: City Hall Reno + Expansion



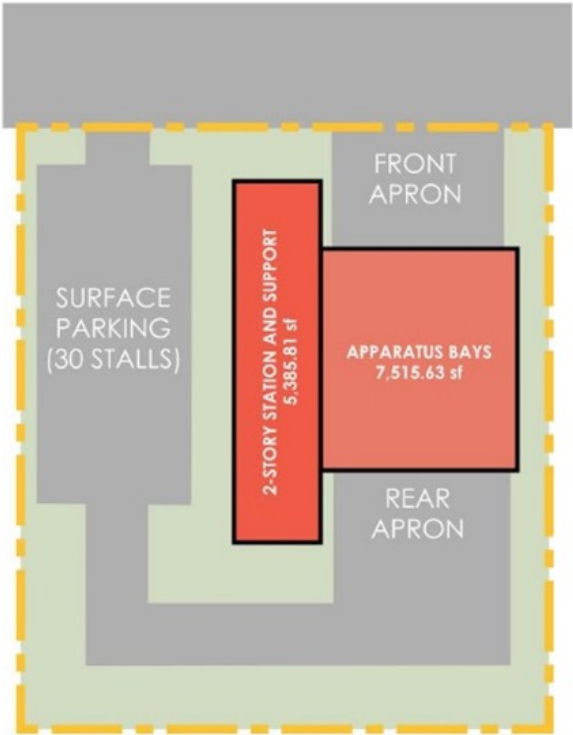
Fire Station #2

**Purpose-Built For
Duty Crew
Operations**

STATION 2 - OPTION A
(1-STORY) / 17,400 SF
300' x 300' SITE



STATION 2 - OPTION B
(2-STORY) / 18,300 SF
250' DEEP x 220' WIDE SITE



Public Works Consolidated Operations

Scenario 1 – Largest Possible Site

Key Points:

All PW operations centralized to one location.
One-Level building for entire facility.

Site Size:

Total Site Size Required: Approximately 14 acres
Total Usable Site area: 11 acres

Site Characteristics:

Zoning Priority: Industrial

Setbacks:

35' Front Yard
50' Side and Rear (for Commercial or Industrial Neighbors)

Parking:

60 total space w/ potential expansion as required.
(approximately 50 required per initial zoning review)

Perimeter:

Secured with fence line and access gates

Department Operations and Functions:

Main Facility: 124,600 SF

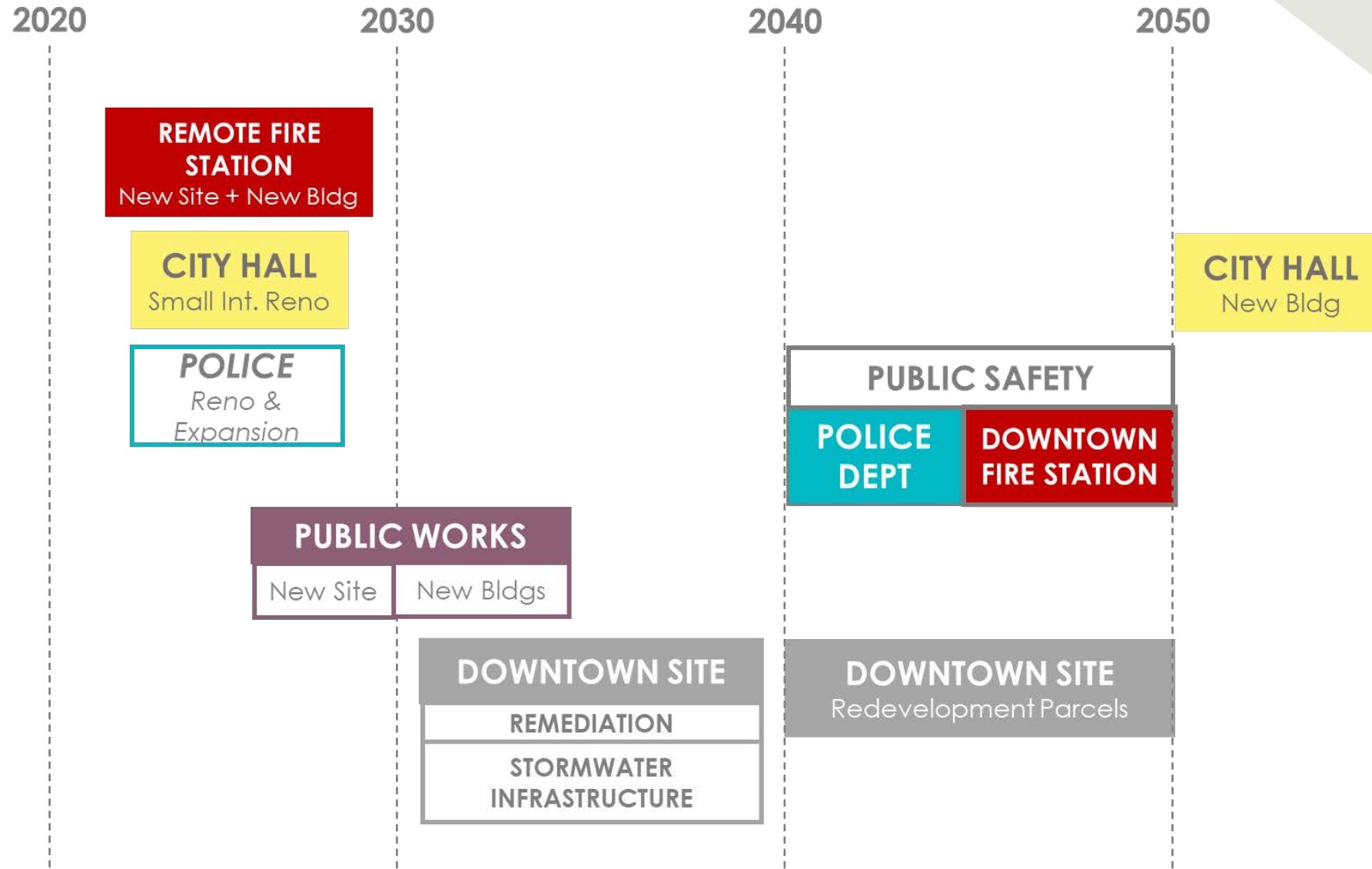
Cold Storage Facility: 16,250 SF

Site Functions and Yard Space: 249,000 SF

- A** VEHICLE STORAGE - 76,225 SF
- B** VEHICLE MAINTENANCE - 26,400 SF
- C** ADMIN / OFFICE - 14,100 SF
- D** WORKSHOPS - 7,900 SF
- E** COLD STORAGE - 16,250 SF
- F** SALT STORAGE - 4,850 SF
- G** BULK MATERIAL BINS - 480 SF EACH
- H** PUBLIC PARKING
- I** STAFF PARKING
- J** OPEN YARD WORK SPACE
- K** STORMWATER FEATURE
- L** FUELING



Prioritized Sequence For Project Phasing



Projected Costs Of Option B

- Represents a long-term, phased approach
- Identifies sequence of projects
- Projections include annual construction cost escalation
- Does not include land cost
- Review and estimate costs at design stage for each building

Description	Remote Fire Station 2, Near Term City Hall Reno & PD Reno/Additions	New Public Works Facility	Demo Existing Facilities & Add Site Infrastructure	Public Safety	New City Hall & Below Grade Parking
	2024	2030	2030	2040	2050
Construction Costs					
Building Construction					
Building	\$5,336,385	\$22,084,886		\$20,302,292	\$10,307,624
Site Development	\$394,774	\$4,403,860	\$2,960,000	\$4,993,168	\$1,200,000
PD Renovations (8,400 GSF) & Additions (5,540 GSF)	\$2,755,800				
Design Contingency 8%	\$678,956.72	\$2,119,099.68	\$236,800.00	\$2,023,637	\$920,610
Construction Contingency 5%	\$458,296	\$1,430,392.28	\$159,840.00	\$1,365,955	\$621,412
Construction Escalation 3.5%/Year From 2021	\$1,010,542	\$9,462,045	\$1,057,342	\$19,075,559	\$13,245,390
Subtotal	\$10,634,754	\$39,500,283	\$4,413,982	\$47,760,611	\$26,295,036
Soft Costs					
Subtotal	\$3,049,515	\$11,326,706	\$1,103,495	\$13,695,355	\$7,540,102
Total Project Costs	\$13,684,269	\$50,826,989	\$5,517,477	\$61,455,966	\$33,835,138



Development Updates

- One major project completed in 2021
- Three significant residential projects approved
- Two new commercial projects approved
- Two other notable commercial projects under construction



Completed Projects

10 West End:

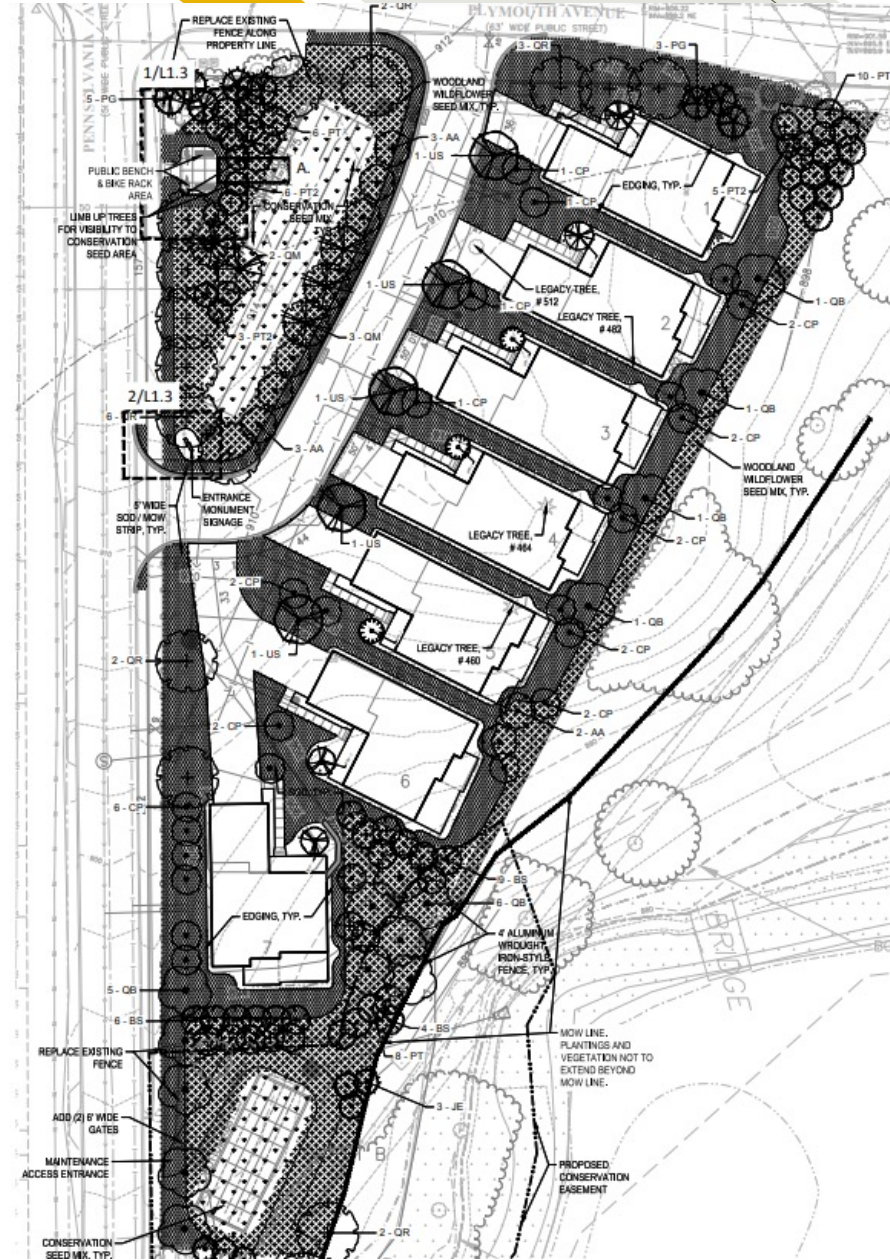
- 11-story office building and parking ramp
- Joint project with St Louis Park
- More than 340,000 square feet of Class A office space
- Second phase (20 West End) likely to be proposed soon



Approved Residential Projects

Greenway Villas:

- Seven single-family homes in the northwest corner of the Golden Valley Country Club



Approved Residential Projects

Artesa Co-op:

- 78 senior cooperative units in the southeast corner of the Golden Valley Country Club
- Includes nine affordable units at 80 percent of AMI



Approved Residential Projects

1113 Douglas Drive Apartments:

- 207 market-rate apartment units on the site of the old Tenant corporate office building



Approved Commercial Projects

Golden Valley Business Center:

- New site for office, showroom, R&D
- Two new buildings to replace the old Optum building at Douglas Dr and Olson Memorial Hwy



Approved Commercial Projects

Spire Credit Union:

- Will replace the vacant restaurant next to JJ's Clubhouse along I-394



Projects Under Construction

Blue Pearl Animal Hospital:

- Replaces vacant office building at 760 Boone Ave N
- Will provide expanded emergency veterinary service and specialty surgery



Projects Under Construction

Academy of Whole Learning:

- School for children on the autism spectrum
- Renovation and addition of a building at 10th Ave and Boone Ave



EFFECTIVE GOVERNANCE





Top Priority

Continue City's Internal And External Equity Work

Other Initiatives & Projects

- Public Facilities Naming Policy
- Minneapolis Park & Recreation Board Joint Powers Agreement
- Continued Communications Improvements

Continue City's Internal And External Equity Work

2022 City Council Action Step

Internal

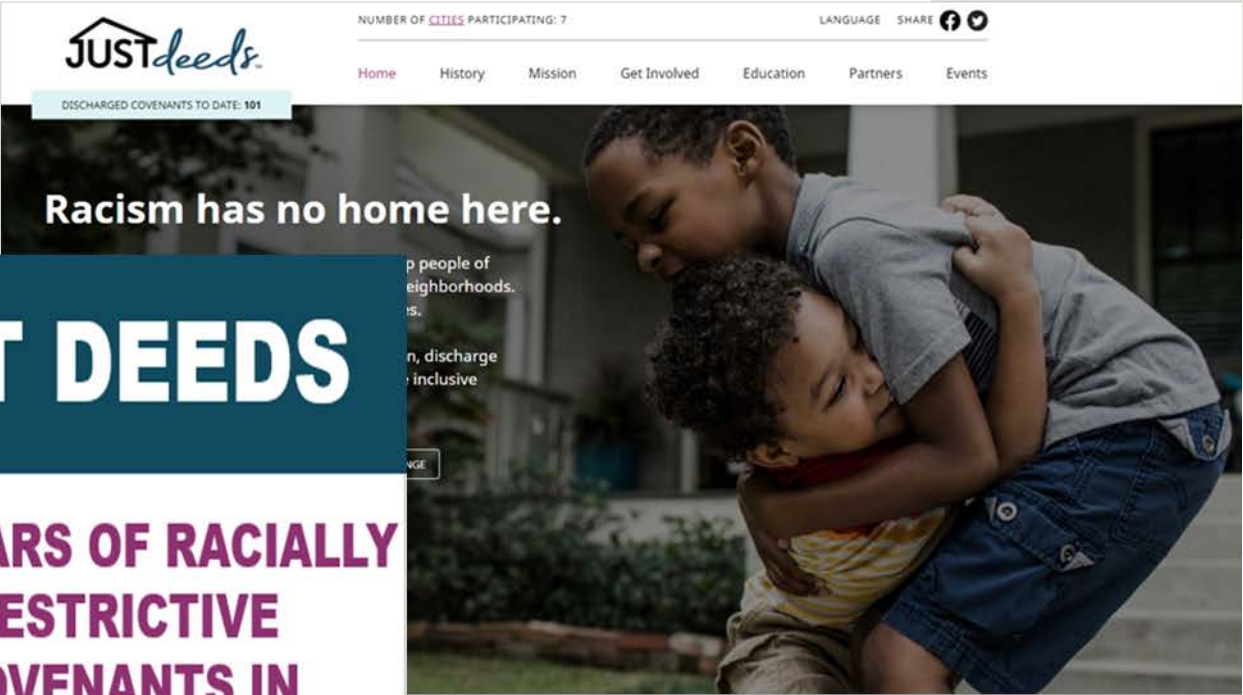
- Equity Action Plan
- Equity Advancement Team
- Justice, Equity, Diversity, & Inclusion (JEDI) Lunches
- Organizational Equity Assessments
- Pay Parity Policy

External

- Community Connections and Outreach Specialist
- Building an Equitable Golden Valley (BAEGV) Quarterly Conversations
- Diversity, Equity, and Inclusion Commission (DEIC)
- Procurement
- Just Deeds



Understanding Racially Restrictive Covenants



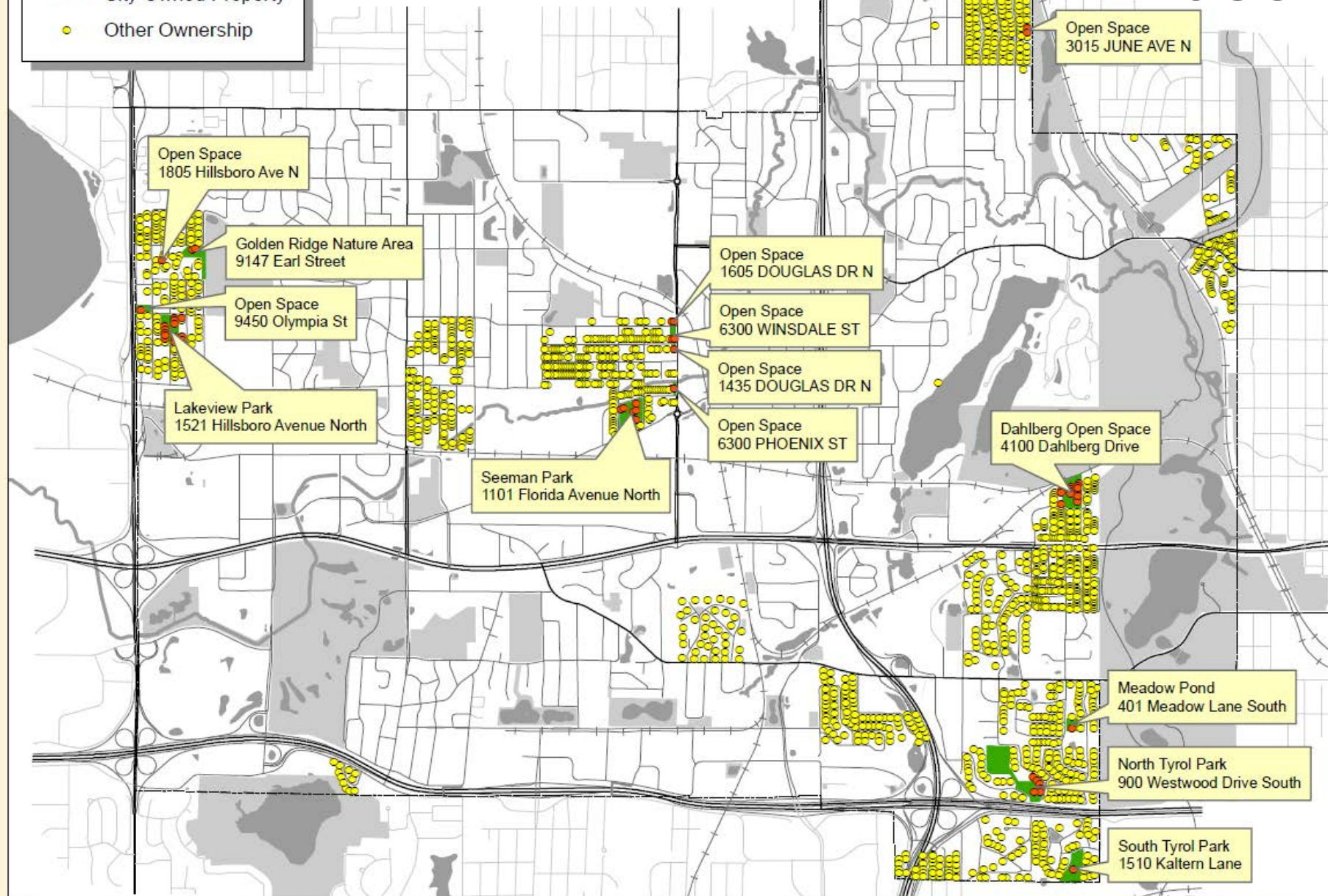
GOLDEN VALLEY JUST DEEDS		
3	City Council meeting & Planning Commission meeting minutes show a requirement for racially restrictive covenants	
1,604	Golden Valley properties have racially restrictive covenants	
15%	Higher value on homes with racially restrictive covenants	33 YEARS OF RACIALLY RESTRICTIVE COVENANTS IN GOLDEN VALLEY
61	City-owned properties with racially restrictive covenants	



Racial Covenant

- City Owned Property
- Other Ownership

JUSTdeeds™



by the City of Golden Valley, 9/9/2020

0 1,250 2,500 5,000 Feet





INFRASTRUCTURE MAINTENANCE & ENHANCEMENT





Top Priority

Improve Pedestrian And Traffic Safety On County Roads And City Arterials

Other Initiatives & Projects

- Pavement Management Program
- Infrastructure Renewal Program
- Water Quality and Flood Control
- Hwy 55 Bus Rapid Transit
- Light Rail

Improve Pedestrian And Traffic Safety On County Roads And City Arterials

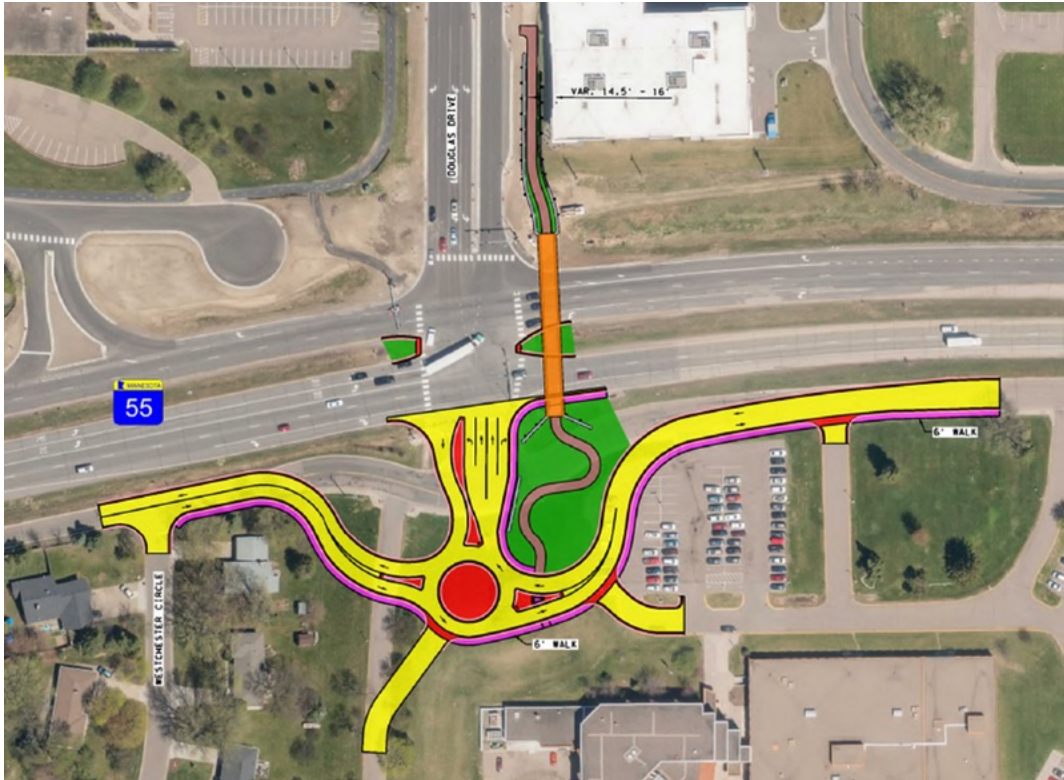
2022 City Council Action Step

- Hwy 55 & Douglas Dr Intersection Bike and Pedestrian Safety Improvements
- Pedestrian Crosswalk Improvements
- Bike and Ped Plan
 - Bike Lanes in 2021
 - MnDOT Trail
 - Other Planned Trails





Hwy 55/Douglas Dr Bike And Pedestrian Safety Improvements



Bid Project Winter 2022/23
Construction in 2023/24
2020 City Council Action Step



Tunnel under
Hwy 55 to
connect
Douglas Drive
Trail



Roundabout
on frontage
road to create
longer queue
length

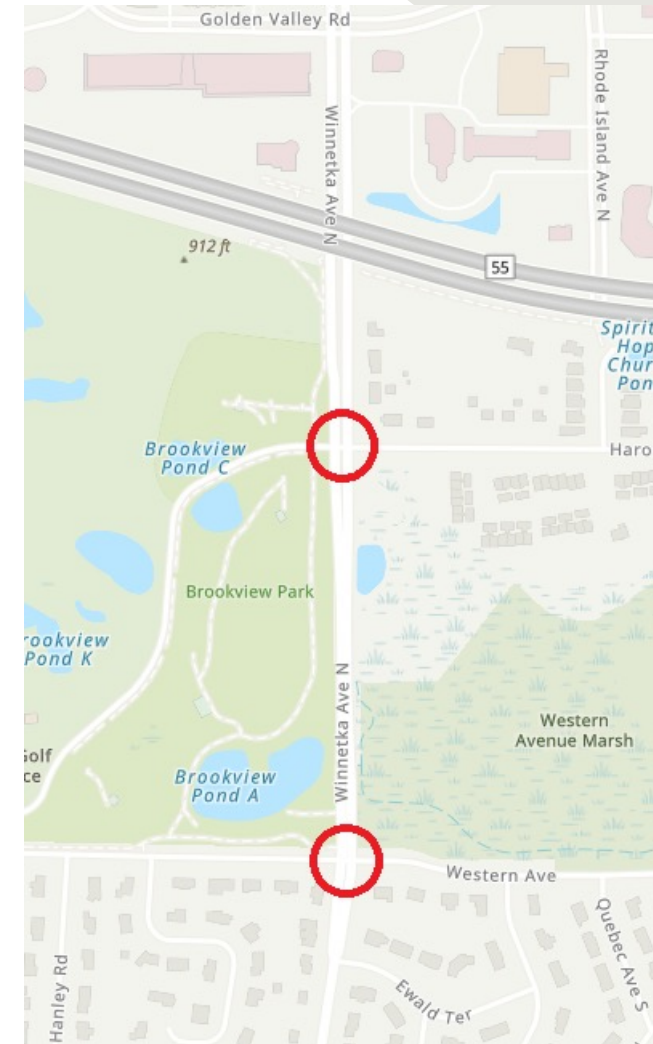




Bike & Ped Plan

Pedestrian Crosswalk Improvements

- Add Crosswalk Flashers at Winnetka & Harold Avenues
- Improve Crosswalk Flashers at Winnetka & Western Avenues

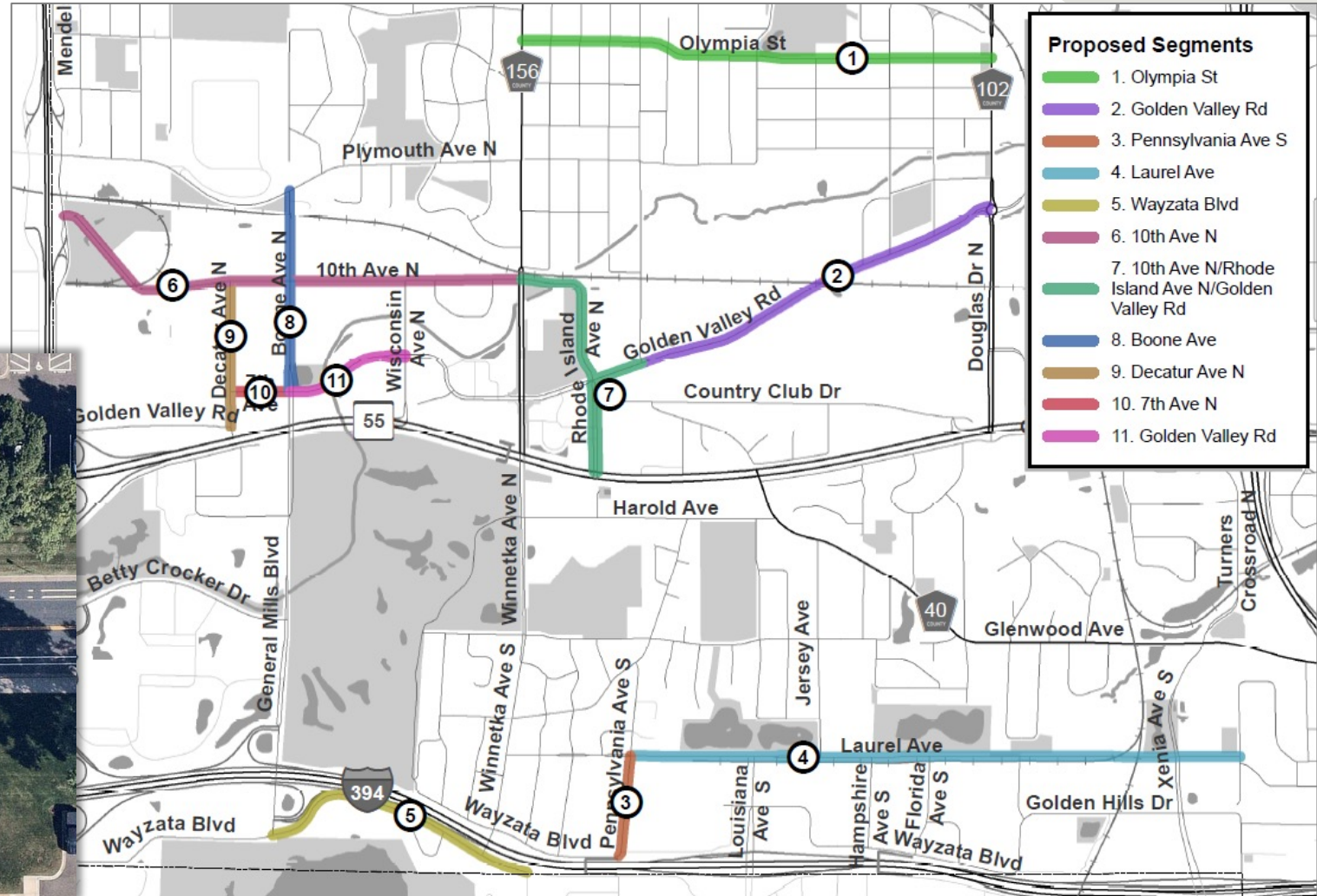




Bike & Ped Plan

Bike Lanes in 2021

- Project Completed

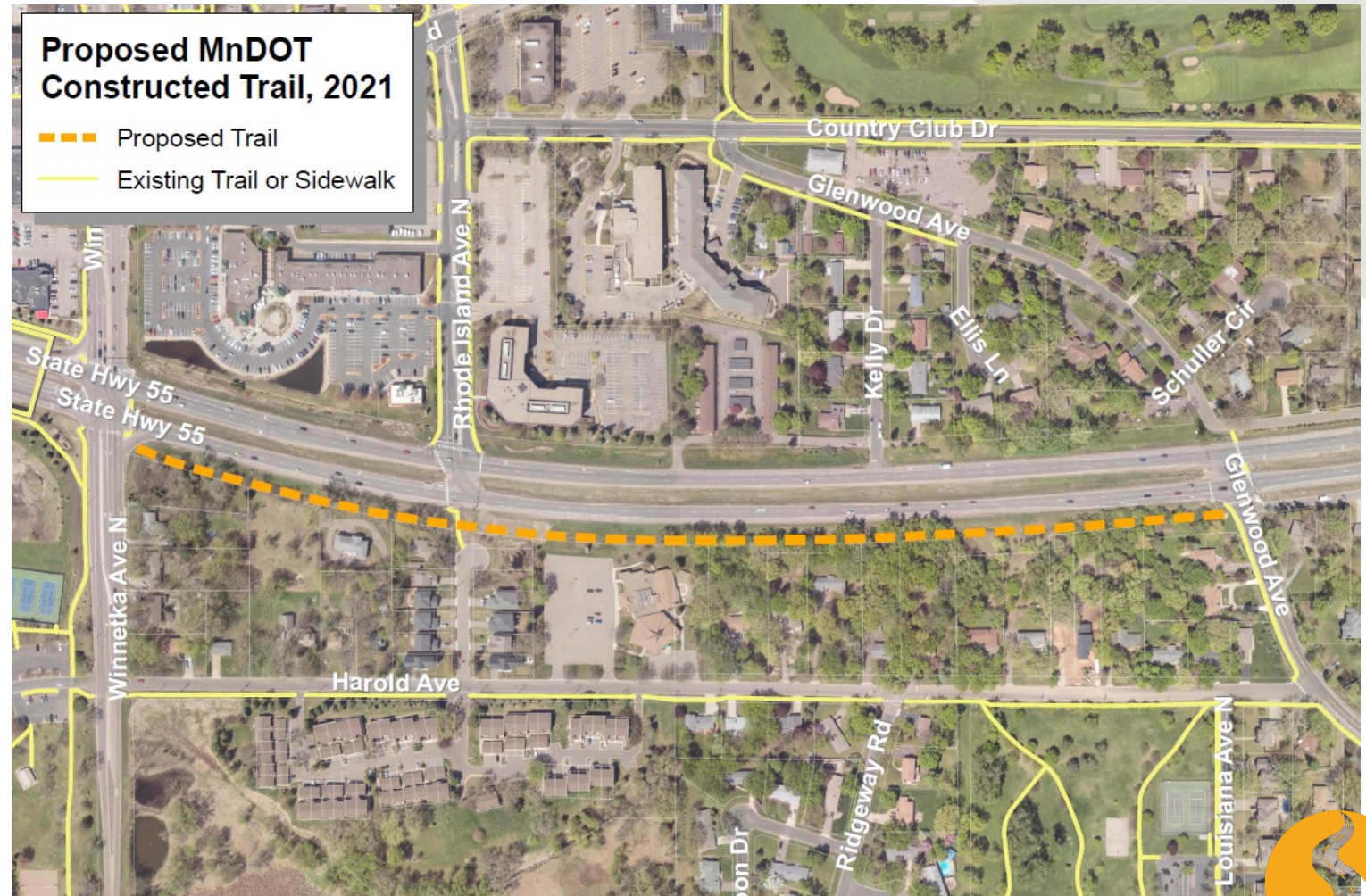




Bike & Ped Plan

MnDOT Trail

- Portion between Winnetka Ave N & Glenwood Ave is complete
- Future MnDOT Trails on north and south sides of Hwy 55, from Schaper to Theodore Wirth Park





Bike & Ped Plan

Other Planned Trails

- Bassett Creek Trail (TRPD)
- Wayzata Blvd Trail
- CP Rail Trail (TRPD)
 - study of trail from Crystal to the Luce Line

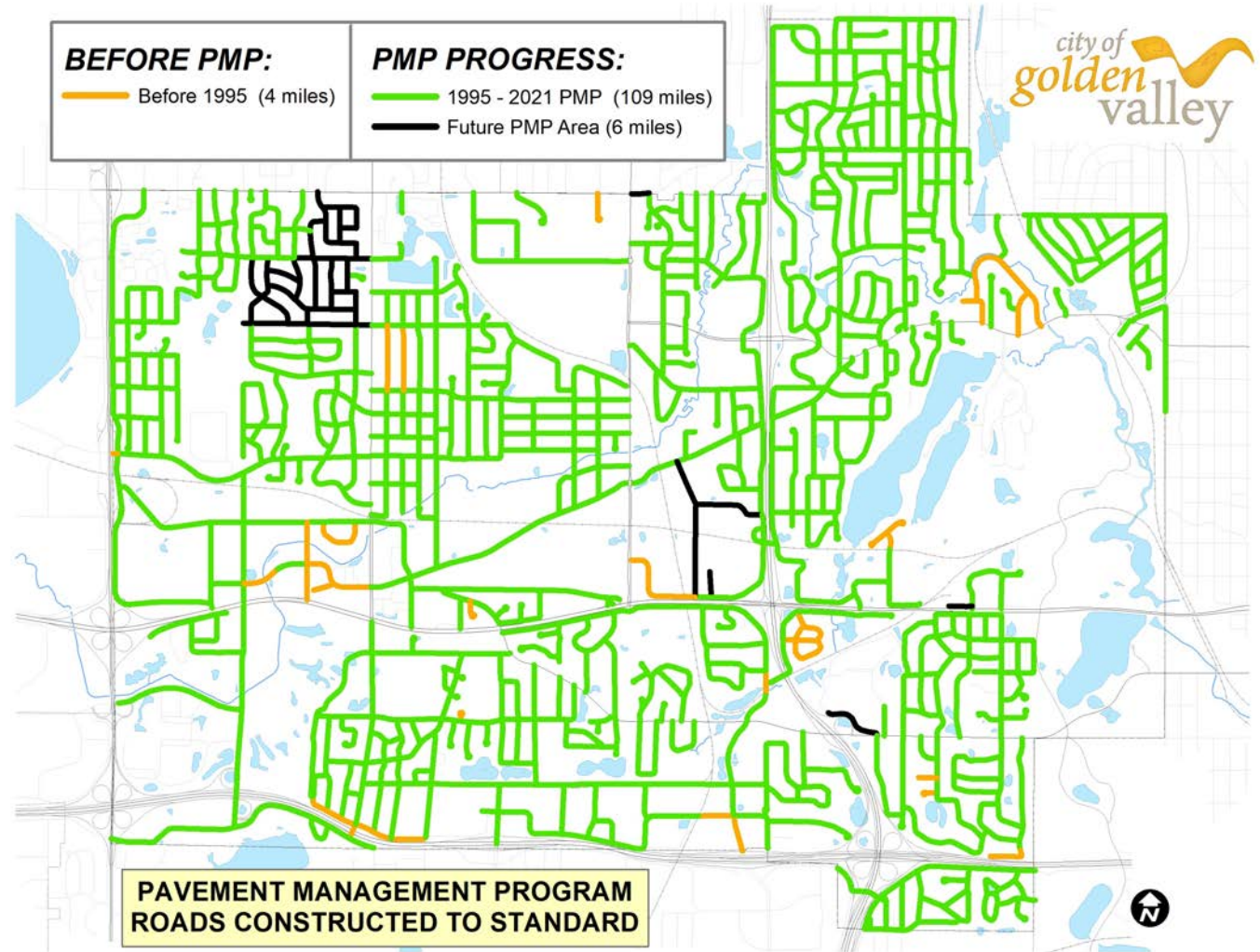


Other Initiatives & Projects



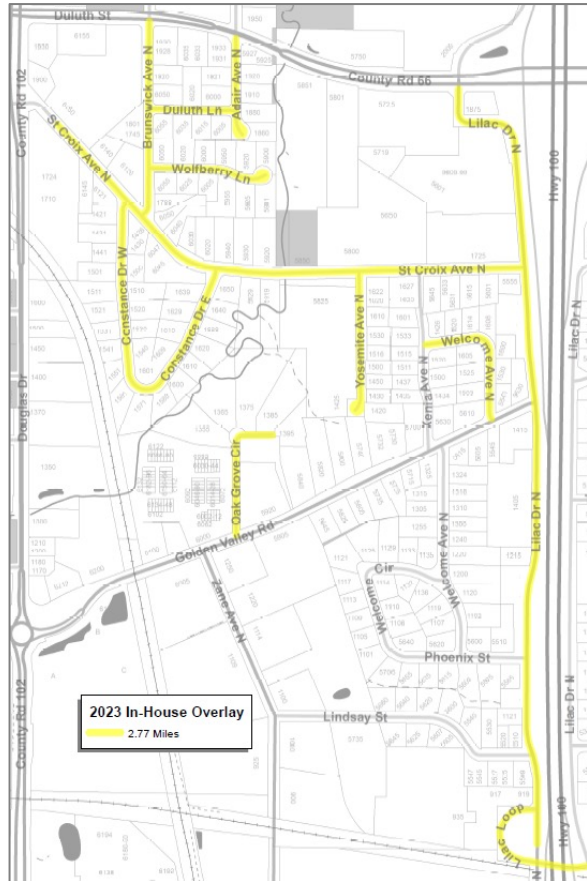
Pavement Management Program

- 2024: Expected completion of “reconstruction” portion
- All streets reconstructed to standard over the course of 30 years
- New emphasis will be on restoring all public infrastructure in the *Infrastructure Renewal Program*

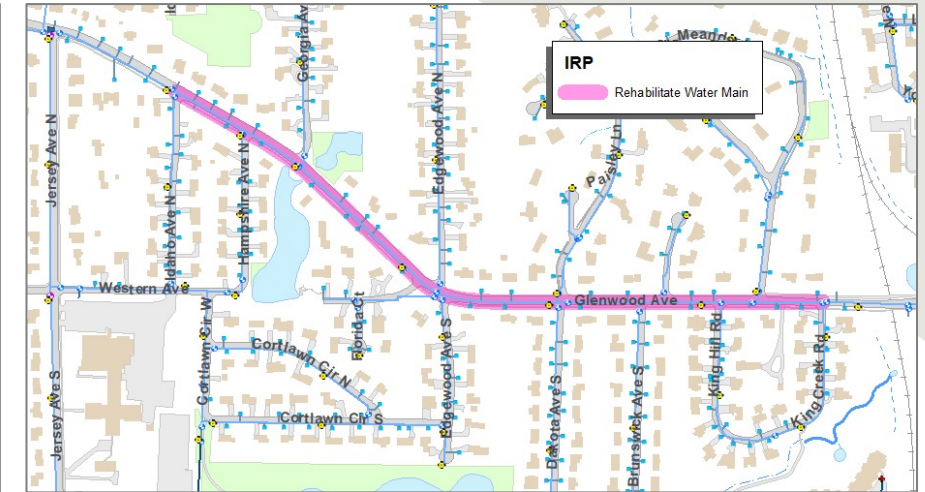


Infrastructure Renewal Program (IRP)

- Emphasis on deteriorating underground utilities
 - water main
 - sanitary sewer
- Emphasis on extending the life of the roads
 - mill & overlay
 - surface treatments
 - reconstruction as needed



2022: Repair water main valves
and sewer manholes
2023: Mill & overlay



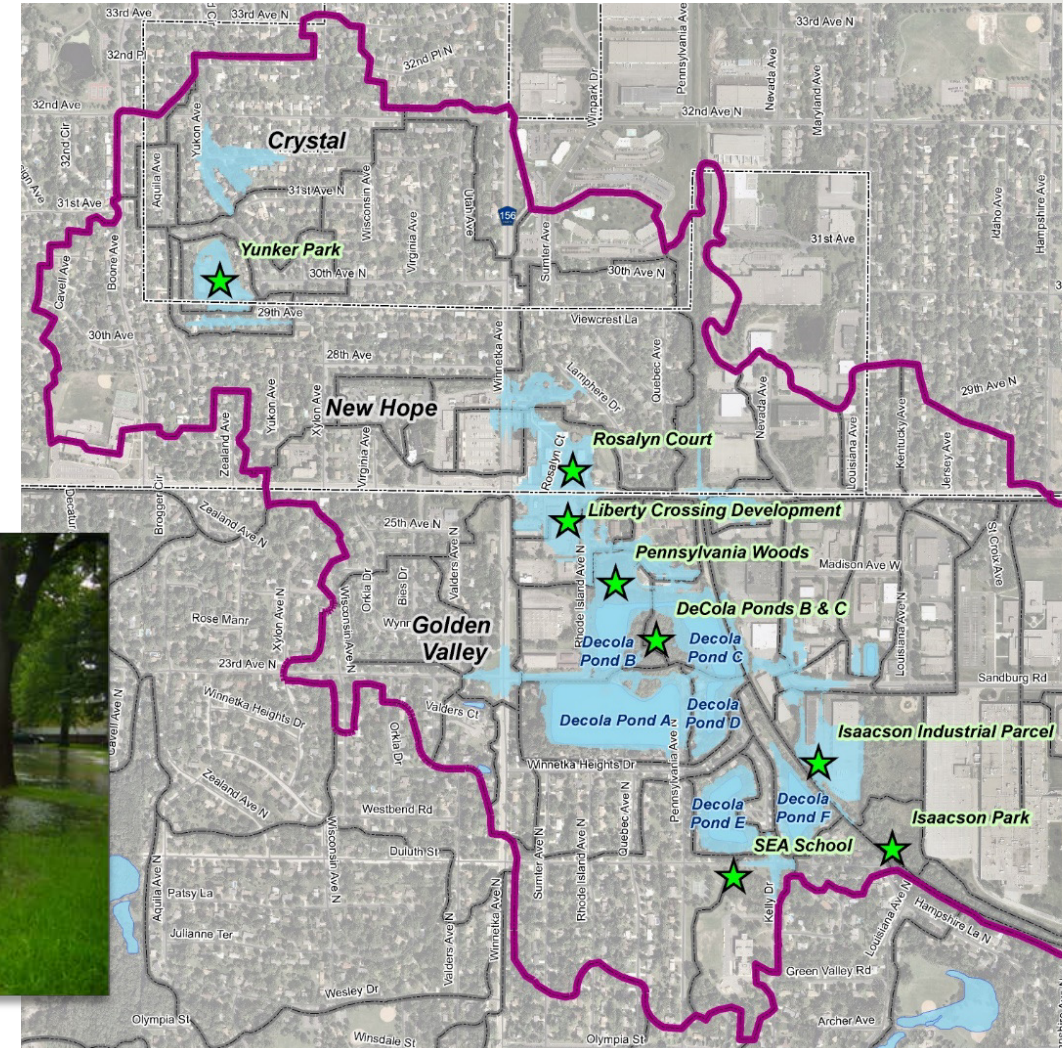
Glenwood Water Main Rehabilitation





Water Quality & Flood Control DeCola Ponds

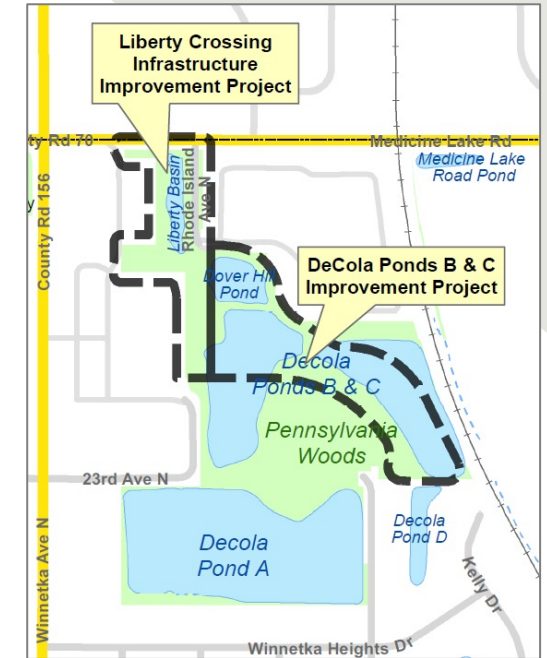
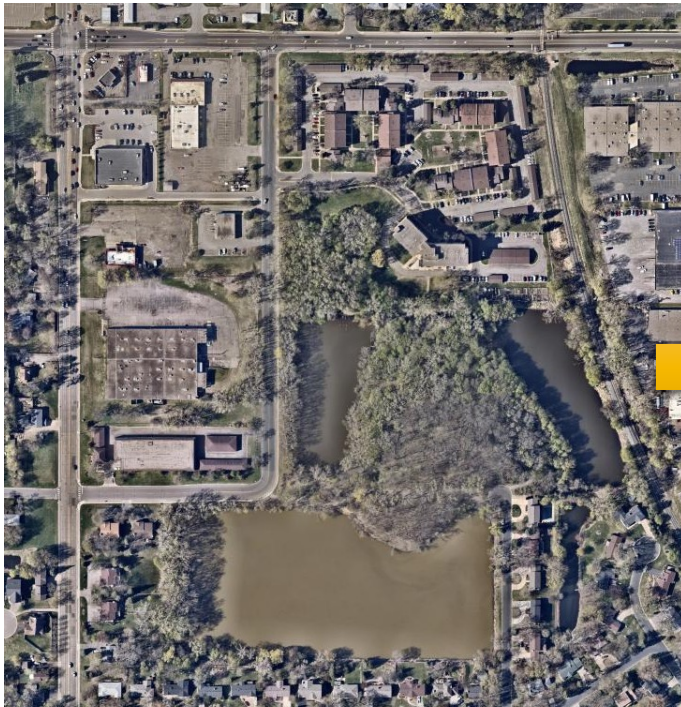
Golden Valley, Crystal, and New Hope are working to minimize flood-related property damage around the DeCola Ponds and along Medicine Lake Rd near Rhode Island Ave, as well as in a portion of New Hope.





Water Quality & Flood Control DeCola Ponds

The 100-year flood elevation was reduced at Medicine Lake Rd by 2.8 feet and is now passable by emergency vehicles. Flooding has also been reduced for four condo buildings (48 units), three businesses, and several homes on DeCola Ponds.





Water Quality & Flood Control

SEA School – Wildwood Park

Next phase of the DeCola Ponds Long-Term Flood Mitigation Plan will:

- reduce flood levels on Ponds D, E, F
- improve water quality and public health and safety
- increase ecological diversity
- enhance wildlife habitat for pollinators
- create educational opportunities for the SEA School and the community

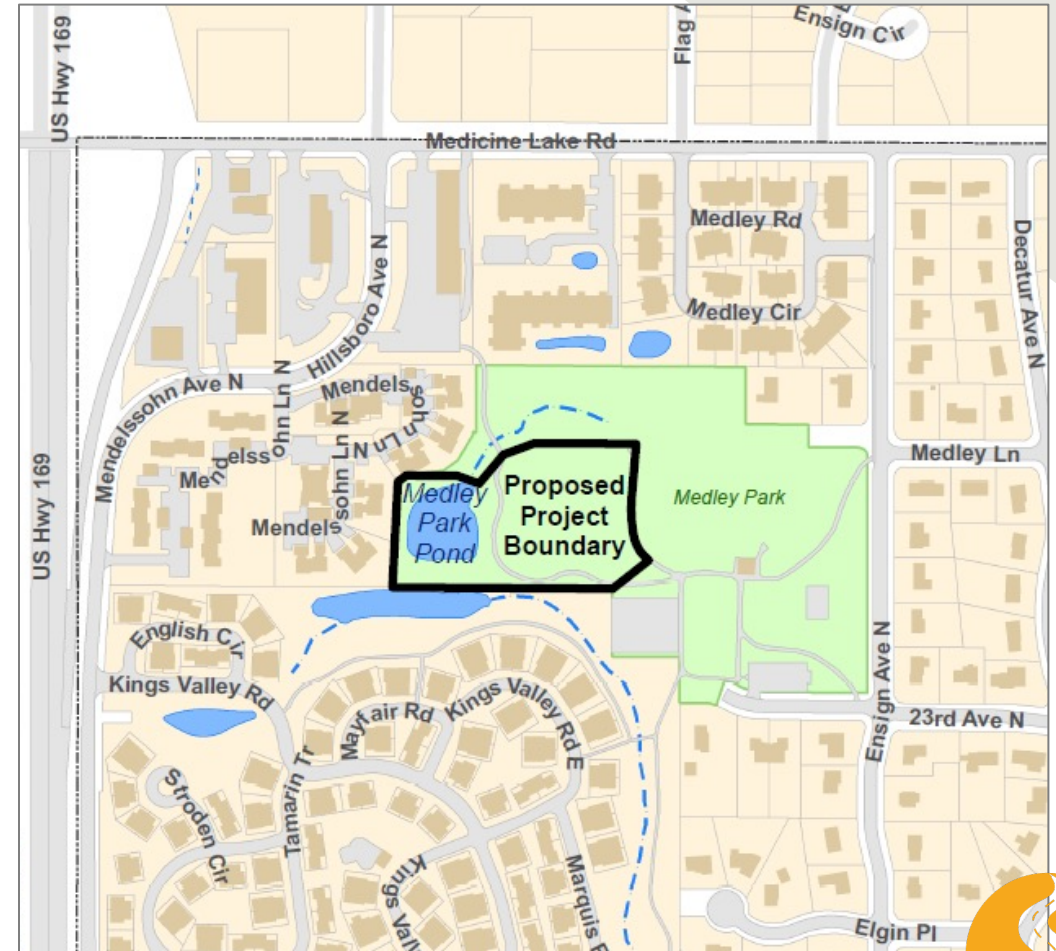




Water Quality & Flood Control Medley Park

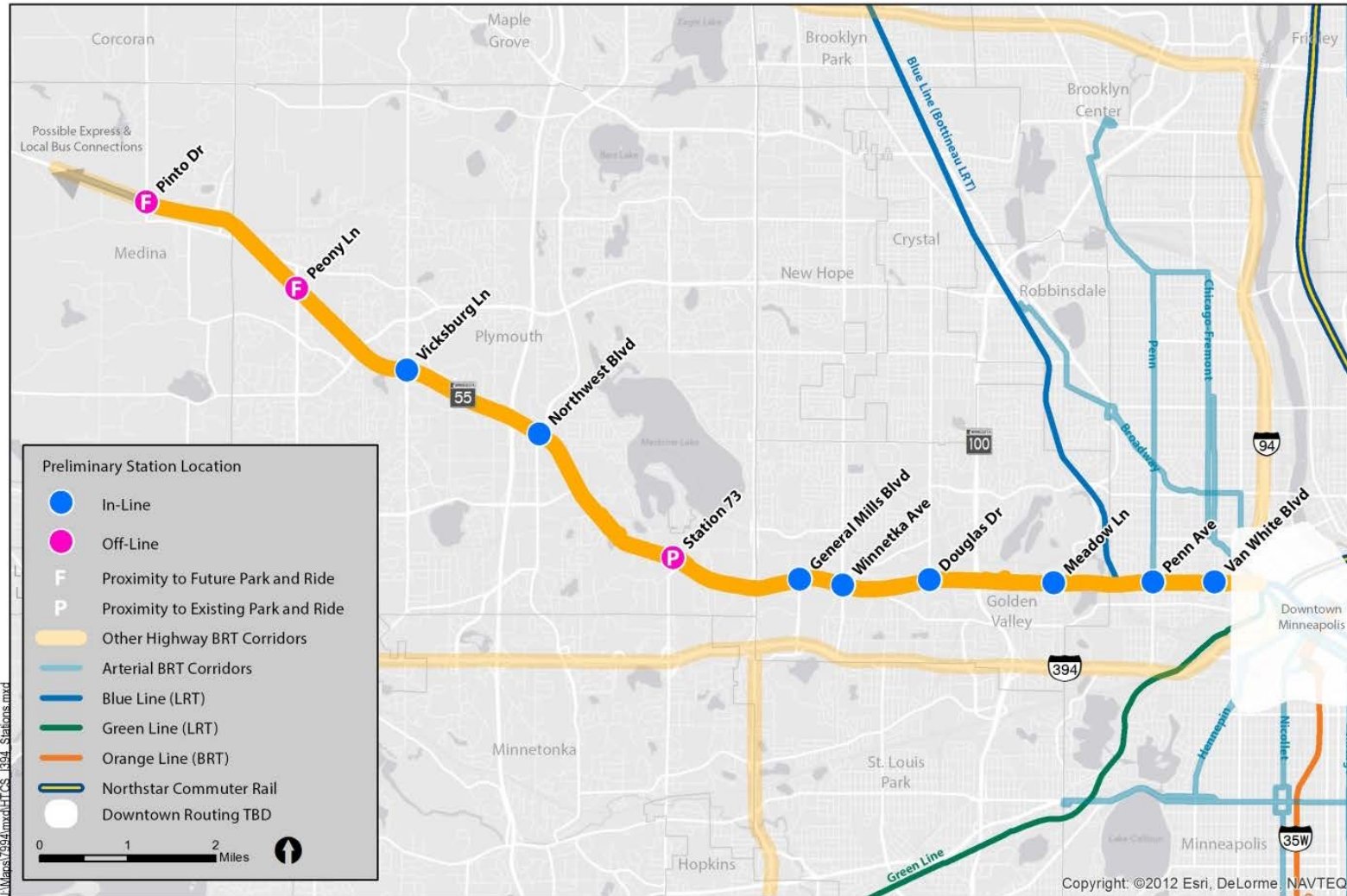
Benefits include:

- improving the water quality of Medicine Lake and nearby surface waters
- reducing flood damage to homes and infrastructure
- protecting public health and safety
- preserving economic value
- improving ecological diversity and wildlife habitat, including pollinators
- enhancing active and passive recreation opportunities
- providing educational opportunities to park users





Hwy 55 Bus Rapid Transit





Light Rail

Advocate for BLRT infrastructure and amenities with Robbinsdale and Three Rivers Parks.



FINANCIAL WELLNESS





Top Priorities

**Advocate For A Change To The Fiscal
Disparities Formula**

Discuss Local Sales Tax

Fiscal Disparities

- 50-year-old formula reapportions tax capacity from cities with higher tax bases to those with less market value per capita.
- Since 2001, Golden Valley has contributed almost \$40 million.
- Golden Valley is asking the State Legislature to modify the Fiscal Disparities formula.
- The result would be an estimated \$18 million for Golden Valley to spend on its needs over next 20 years.
- The City is currently working with Municipal Legislative Commission (MLC) to update the formula and bring forth to the Legislature.



Local Sales Tax

- The City of Golden Valley has asked for the use of a local sales tax to fund the following:
 - Remote Fire Station
 - Public Works Facility
 - Public Safety Building
- One half of one percent on sales (every \$100 in sales would collect 50 cents)
- Legislative approval first and ballot question in fall
- Property taxes could pay for it—would increase City tax portion on a median home by \$199.50 per year for the remote fire station





COMMUNITY AFFAIRS





Top **Priority**

Identify Ways To Increase Diverse
Participation In Commissions

Other **Initiatives & Projects**

- Continue Environmental Initiatives (GreenStep Cities, Partners In Energy, Organics Collection)

Identify Ways To Increase Diverse Participation In Commissions

2022 City Council Action Step

- Heavily publicize Board and Commission opportunities
- Why I Serve campaign
- Increase social media marketing
- Build connections with school districts, businesses, and community organizations
- Connect with special interest groups and provide readiness trainings for individuals seeking to run for public office or boards/commissions, etc

Source: Rising Tides Task Force Annual Report

Why I Serve



FOLLOW GOLDEN VALLEY

Websites

goldenvalleymn.gov

brookviewgoldenvalley.com

brookviewgolf.com

brookviewbackyard.com

brookviewthreeonesix.com

Social Media



@cityofgoldenvalleymn



@cityofgoldenvalleymn



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City of Golden Valley

